

Minutes of the Public Works Committee - May 13, 2004

Chair Manke called the meeting to order at 8:30 a.m. and led the committee in the Pledge of Allegiance.

Present: Chair Richard Manke, County Board Supervisors James Behrend, Hank Carlson, Peter Gundrum, Rodell Singert, David Swan; **Absent:** Karl Nilson

Staff Present: County Board Chief of Staff Lee Esler, Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Public Works Director Rich Bolte, Building Projects Mgr. Dennis Cerreta, Architectural Technician Mike Wells, Hazardous Materials Coordinator Leslie Williams, Parks and Land Use Director Dale Shaver, Parks System Mgr. Jim Kavemeier

Read Correspondence

Manke reviewed the following:

1. Notice of the May 8 Communications Center grand opening.
2. Email from Ken Lucht regarding the WSOR (Wisconsin & Southern Railroad) 7th Annual State of the Railroad Address on May 7 in Madison.
3. Swan advised of articles in the WCA magazine regarding TABOR focusing mostly on what happened in Colorado.

Future Agenda Items

Singert suggested that someone from the county should attend the public policy forum, viewpoint luncheon, "Meeting Our Region's Transportation Needs" with speaker Frank Busalacchi on May 27 at the Italian Community Center in Milwaukee. No one from the committee offered to attend.

Approve Minutes of April 29, 2004

Motion: Carlson moved, second by Singert, to approve the minutes of 4/29/04. **Motion carried 6 – 0.**

Verbal Report from Executive Committee Member

Manke reviewed items from the last meeting on May 3, 2004.

Consider Proposed Ordinance: 159-O-003 Transfer Jurisdiction of Highways with Village of Butler

Motion: Behrend moved, second by Carlson, to approve Ordinance 159-O-003. Bolte explained the ordinance, which authorizes the execution of a highway jurisdictional transfer agreement with the Village of Butler to transfer 0.6 miles of Hampton Avenue from the village to the county. Bolte stated contrary to what some records may show, the county has never had jurisdiction or ever paid for maintenance. Looking at the SEWRPC jurisdictional plan, it is shown as an existing county highway, but Bolte said it is not. The county does not maintain it, does not plow it, does not fix the pot holes and hasn't for the past twenty years.

To Esler's question, Bolte replied this street is unique because there are parking meters, and he doesn't know of another county trunk highway in the county that has them. There are, however, lots of places where there are parking lanes. Esler asked has a pavement rating been done and do you

have any estimate of when the road will need to be rebuilt? Bolte replied not at time, but it will be added to this summer's pavement survey. **Motion carried 6 – 0.**

Update on the Demolition of Northview Complex – East End

Bolte, Cerreta, Williams and Wells were present to give an update and answer questions. Bolte stated that the Northview demo is going to need more funds, and he'll find out the exact amount when it goes to bid. The project is still on schedule and the east end is coming down this summer. Manke asked how much money is there for the project? Wells replied \$1.1 million is available for both projects (east end and boiler/laundry room). Wells stated today is the bid date – abatement expenses are due at 10:30 a.m. and demolition is due at 2:00 p.m. The bid results will be presented to the committee on May 27. Wells said they are estimating the costs to be about \$1.3 million.

Esler asked for the timeframes on the boiler replacement, metro drug relocation, and demolition. Wells replied that the metro drug unit would be moving on May 24. Bolte said the boiler is going in this summer, and the demolition is scheduled for this summer as well. Wells said there are three phases and each phase has utility work. Singert questioned the need for trees and shrubs for landscaping. Bolte said the site should look nice and the plans are to move forward as outlined.

Wells said Williams is handling the hazardous waste at Northview. Williams stated the whole area has been evaluated, and now they are going to do abatement. At the end of that they should be able to say all the asbestos has been removed from the building so demolition can proceed. They have an asbestos consultant to do this. Once you go into the demolition phase the asbestos portion is finished. However, based on recent experience the DNR has had, they suggest it is in the owner's best interest with the demolition of a very old building that has been added onto and rehabbed/ redesigned that an owner's representative who is an assessment supervisor be on site at every point during the demolition watching for asbestos. Williams said if the demolition contractor, who has their own agenda, is not told by an owner's representative, who has the authority to stop the project because asbestos is present, the demolition would go on and asbestos material would be co-mingled with other demolition waste. This could present a large dollar disposal issue. It is a liability and they're asking for another \$20-\$30,000 to hire a competent asbestos person to be on site during the demolition. They would like it to be a third party person.

Bolte said the question is how much do you want to risk? What they are worried about is where is the asbestos in the building that they didn't come across because they didn't know where to look. Do we want to take the gamble? Traditionally, the county has operated conservatively. Bolte said I don't think you want to see the headline "County cited by DNR for improper disposal of debris material."

Esler asked how closely are you working with the Sheriff's Department in terms of the inmates housed in the building who might have issues with the demolition and the presence of asbestos? Is there any plan to move the prisoners further west in the building? Bolte said there isn't any disaster plan in that regard.

Swan asked does the county employ anyone who would be qualified? Bolte stated there are qualified people but they are very busy doing other things and cannot be spared because there are no backups. Swan said he agrees with Singert on the landscaping. He also would like to see the garage

come down. Singert suggested getting an alternative bid on taking the garage down because there is a demolition contractor on site. Bolte said demolishing the garage is not within the scope of either capital project. To get an alternative bid from the contractor to tear down a building, which is not part of the project, is not something he will pursue. Singert said in announcing and making all parties familiar with the schedule, has the airport manager been made aware of this? Bolte said no, because this is not on the airport. Singert said it is in close proximity. Bolte said he would advise the airport manager.

Carlson left the meeting at 9:42 a.m.

Singert asked about the 6-month schedule and whether the project could be done in 3 months. Bolte said they have a schedule, and that's how long they estimate it will take. They wouldn't say it would be done in December if they thought it would be finished in August.

Discuss and Consider Mold Remediation at the County Rental at 1120 Northview Road, Waukesha

Bolte, Cerreta and Wells were present. Bolte said the tenant advised last September that there is mold in the house. A consultant went to the house and found that there is mold, which is located in the basement on the walls. Bolte said his recommendation is not to do mold remediation, give the tenant the appropriate notice to vacate and then tear the building down. Wells stated that the tenant's lease is up in May and thereafter can be renewed every 60 days.

Bolte said it has always been his recommendation that the county should not be in the rental business. As these properties become more of a liability than an investment, it is time to get rid of them. Singert stated using bleach to alleviate the mold problem could be an alternative to demolishing it. Behrend said he is in favor of taking the house down. Wells said there is a cost estimate of \$10,000 to remove the mold. To get at the mold there is plaster on the walls, and it has asbestos in it. Beyond that, there is water leaking in due to an old foundation. Esler asked what is the current rent to which Wells replied \$925/month. Esler said fixing it up amounts to a year's rent. Bolte said he hasn't done an economic analysis on it. To Swan's concern, Bolte said they will always offer a house like this if it is feasible. Bolte stated before the house would be demolished, an ordinance will be drafted and forwarded to the committee.

Operational Planning Meeting in regard to the Project for CTH "Y" (Racine Avenue) Reconstruction, I-43 to CTH "I"

Due to time constraints, the committee decided not to attend the operational planning meeting.

Capital Projects Status Update

Bolte distributed a handout as of May 2004 and reviewed on-going highway and building projects as the committee asked questions and discussed.

Approve Bids for Retzer Nature Center- Learning Center/Planetarium

Shaver, Kavemeier and Cerreta were present. Kavemeier stated that Fischer-Fischer-Theis recommended award of the contract to Creative Constructors, LLC. The funds available for this contract are \$1,195,417.64 so the project is within budget.

Motion: Behrend moved, second by Swan, to approve the bid from Creative Constructors, LLC in the lump sum amount of \$1,108,500 for the base bid and alternate bids A, B, C, D, and E.

Kavemeier said what happened between the first bid of \$1.7 million and this bid of \$1.1 million is the elimination of the basement, the teaching area changing to engineered trusses as opposed to a laminated beam, a simplified heating/ventilating system without long runs, the HVAC located throughout the building rather than in one central location, reduction of square footage for the exhibit teaching naturalist prep area, and reduction of the size of the atrium which basically is the corridor. They have gone from the first bid with 6,000 sq.ft. to a building that is 4,622 sq.ft., which still is adequate in terms of function. With these deletions and additions, the scope of the project remains the same.

Singert asked have the private dollars been accepted as part of the contribution? Kavemeier said the original contribution to be received from the Friends of Retzer was \$250,000, but they will be donating \$280,000 (\$205,000 is cash from Retzer pledges), and the balance is uncollected pledges which are made good based on past history.

Swan asked are you confident that all of the new green building techniques and materials that can be used as well as any grants that are available for green building have been pursued? Kavemeier said they have extensively addressed green building initiatives, and it is their position that they do not want to be on cutting edge technology on green building because many of those things fail. They wanted to do things that are more practical, economical and time-proven so that is why they have the clerestory windows to provide indirect natural light to the interior and why they extended the porch on the south side so as to reduce the heat buildup in the classroom area.

To Esler's question, Kavemeier replied that the project was supposed to be finished by the end of January but a more realistic timeframe is completion in May. It will be enclosed before winter sets in. **Motion carried 5 – 0.**

Motion to adjourn: Gundrum moved, second by Behrend, to adjourn the meeting at 11:10 a.m.
Motion carried 5 – 0.

Respectfully submitted,

Rodell L. Singert
Secretary

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